

Long Beach 2000-2005 Housing Element  
Community Workshop  
February 7, 2000 6:30 PM

- 1990 Census undercounts seniors, large families, disabled. Need to contact service agencies to get more complete understanding of magnitude and character of need.

- Estimated 10% population undercount by census, particularly impacting count of lower income households.

- During 1986-92, many 8-plex "crackerbox" apartment buildings developed in single-family neighborhoods in Long Beach, negatively impacted neighborhoods. Resulted in downzoning, tightening of development standards to prevent from continuing.

- Several good sources of rental data for Long Beach: a) Housing Authority maintains quarterly rent survey, b)Apartment Association also conducts rent surveys.

- Significant growth in large family households. LBUSD shows increased school enrollment of 1,000 additional students.

- Densities in Downtown OK - such as Post Project. Additional rentals in Downtown could free up single-family rentals, take pressure off recycling/intensification in neighborhoods.



Long Beach 2000-2005 Housing Element  
Community Workshop  
February 16, 2000 6:30 PM

- Distinguish between "Group" vs. "Independent" housing that is specialized.
- Streamline building process "Governmental Constraint" for private and non-profit development.
- Under investment in infrastructure.
- Who pays for growth?
- Inclusionary zoning is important, consider the use of public assistance.
- Creative use/Mixed use in Downtown core.
- Housing age and associated rehabilitation needs.
- Need quality and improved development standards.
- City apartment taxes- a negative, translates into increased rents.
- Understanding of market and economics, key to developing housing policy for element.
- Tenant relocation of seniors, disabled, and low income (as needed for rehabilitation/ removal of older units), must be to areas that are accessible for special needs - close to transit, shopping within easy walking distance.

**Long Beach 2000-2005 Housing Element  
Community Workshop-Housing Programs  
April 26, 2000 7:00PM**

1. Replacement of dilapidated single-family home with new single-family units (Merril Avenue) good program in past.
2. Need for senior housing (single-story).
3. Crackerbox issue- resulted from removal single-family units/replacement with dense, poorly designed structures.
4. Need units in addition to minimum RHNA goal to address overcrowding.
5. Post Project won't address lower income needs will address negative perception of rental housing) How to address overcrowded renters?
6. Multi-generational households-goal to form separate households over time.  
Need to address Long Beach as entry point for immigrants.
7. Do not allow densification in already overcrowded areas. Some households add 2nd story-rent out to additional family, impacts overall neighborhood density.

8. Infrastructure improvement is key for residential and commercial areas.
9. Code enforcement is complaint driven, needs to be proactive. However once the situation is resolved, tenants must be held accountable for upkeep.
10. Condo conversion of crackerboxes requires significant government subsidy-market can not replicate conversion into owner units. Straight conversion of apartments to condos without changing unit count may however be supportable in market.
11. Need CC&R built into condominium conversion projects (especially own-your-own) so that if owner rents out unit, the building still has centralized property management.
12. Need permanent year-round shelter for homeless. LAHSA identified greater Long Beach area for shelter, and has initial start-up funds allocated-need to find site.
13. Section 8 inadequate - > 5,000 vouchers vs need for 20,000.
14. City needs Housing Design Guidelines and architect-consultant to ensure that housing is quality.
15. Many nonconforming secondary units-issues need to be resolved.
16. Need continued public funding for nonprofit and for profit developers.

**Long Beach 2000-2005 Housing Element  
Community Workshop – Housing Programs  
May 3, 2000**

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1. Concern re: demolition of low income units - RHNA growth not adequate to address future replacement needs
2. Special needs allocations changed since 1990 Census
3. CDBG Funds - HUD requires 70 % for low income City spends 95%+ for low income
4. Rental inspection - 3 yr. backlog?
5. Need funding guaranteed for implementation of programs
6. Service - enriched housing - Going beyond housing to provide range of supplemental services

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**Round Table Discussion**

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1.
  - Great need for Section 8
  - Five year waiting period
  - Lack of assistance for Homeless
  - Difficulty finding housing/jobs
2.
  - Lead paint problem (Press-Telegram) need \$25 tax to pay for inspections
  - Special needs - homeless
    - Year round shelters
    - Cold weather program - stop harassing
    - SRO report - demand for 14,000 units

- City declines annual Super NOFA application for HUD SRO funding
  - Zoning discrimination - special needs population
  - Long Beach Housing Development Co. - shift balance of Homeownership funding to rentals
  - Need longer affordable controls
  - Tapping into private resources (on-site affordable units needed & required)
- 3.
- SSI population(\$700-\$1,000/mo) – no place to rent or own
  - Deep subsidy needed - \$150,000/unit
  - City needs to develop simple funding mechanism
  - Rethink creatively to use capital for projects

4. - 20% - 35% MFI category – greatest need. Section 8 is only thing avail, yet overwhelming shortage
  - Need additional quality multi-family, code enforcement linkage
  - Significant need for housing for working, single mothers
  - More support for nonprofits, including operating costs, otherwise forced to chase developer fees
- 5.- Accessible units are scarce
  - Need funding (additional) to make units more accessible
  - Link longevity of tenure with qualifications subsidies for purchasing home
6. - Governmental Constraint - Zoning Ordinance. Need to review for compliance with Federal Fair Housing laws
  - CUP for group homes > 6 occupants constraint
  - Three program recommendations:
    - a. Need funding to retrofit housing so landlords can make accessible
    - b. Incentives for developing new accessible housing
    - c. Strengthen/ensure compliance with existing law
7. - Myth: Build housing & they will come. Lower income are already here!
  - 85% homeless grew up in Long Beach
  - Biases Housing Policy
8. - Need 25-year performance audit of funding, programs targeted, & success -
  - Section 504 compliance? Section 8 waiting list analysis = especially disabled
9. - Need to consider quality of life issues
  - No need to change zoning
  - Goal should be integration of all income levels, special needs groups
  - Distrust of City sponsored meeting



## WORKSHOPS

- Don't build anything else until take care of what have, e.g infrastructure
- 10. - Problems with winter shelter in downtown (Armory) – Need acceptable location next year. Also expanded facility – had to turn people away.
  - Crucial need for SRO housing
  - Need year round shelter with comprehensive services – case management, supportive services, medical, childcare
- 11. - Too long of wait for Section 8
  - Need housing & education, not prisons – preventive
- 12. - 60 homeless 5+ year residents
  - CUP effectively discourages housing for low-income and special needs per
  - Need more flexible rules for reusing buildings – commercial & housing
  - Permit issuance for service providers downtown – can't obtain permits
  - NIMBY issues preclude siting
  - Goal #1 & #2 misses the point – zoning targeted at making Long Beach into Manhattan Beach
  - Must address population who are here not those who may come
  - Change zoning to facilitate meeting Long Beach need
  - City should subsidize housing, not commercial stores
  - Long Beach is not Queensway Bay
- 13. Difficult to develop pilot projects which are well-managed. We want involvement, but not trashed areas
- 14. -Market rate interest effectively precludes housing investment
  - Zoning rules destroy services for homelessCity's program for silent 2nd. Low income household who purchases house has no ability to improve housing – thus causes bootleg units & neighborhood overcrowding

## WORKSHOPS

- Need programs allowing for room additions
- Nonprofit should address economic obsolescence of smaller SF homes  
i.e. Santa Fe Springs program to acquire older single-family/replace with  
larger, more functional home for occupancy by lower income family
- Need program to require homeownership education